

**City of Eau Claire  
Plan Commission Minutes  
Meeting of July 18, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld  
Ms. Ebert and Ms. Mitchell

Members Absent: Messrs. Brenholt

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow, Giese, Hoyord

The meeting was chaired by Mr. Weld.

**1. CONDITIONAL USE PERMIT (CZ-1613) – Tavern, 1004 Menomonie Street**

Mr. Tufte presented a request by Plan Commission Member James Seymour to reconsider a proposed tavern conditional use permit for 1004 Menomonie Street. At the July 5 meeting the item failed due to a 3 to 4 vote in opposition. Mr. Seymour voted against and has requested reconsideration. A City Attorney memo explained that if new evidence is deemed, the Commission should hold another public hearing at a future scheduled meeting.

Ms. Mitchell stated the Landmarks Commission reviewed the request and was supplied with more information from the applicant. She would like to see the same material presented to the Plan Commission as new evidence in considering the matter.

Mr. Seymour moved to reconsider the application. Mr. Pederson seconded and the motion carried. Mr. Larsen abstained.

**2. REZONING (Z-1582-16) – Parking Requirements Amendment**

Mr. Tufte presented a request by the Plan Commission to amend the parking requirements of the Zoning Code. Amendments highlighted were parking for residential and office use that is off-site may need a contract now so that it is maintained; eliminating the mixed and joint use parking calculation table and replace it with a general policy that the Commission could consider less stalls based on a parking analysis; bicycle parking waiver now only allowed for CBD zoned areas; 100-plus stall parking can be reduced if evidence of an employee ride share or transit pass program; and multi-family parking now for one stall per bedroom in a dwelling unit. There are some other proposed changes such as parking for funeral homes, call center, auto repair shops and other uses. Parking design standards will be updated as well with a new set of designs. Staff received two letters regarding the changes. He noted the Council meeting is for August 22.

Helene Smiar, 320 Broadway Street, stated the multi-family changes are proactive to reduce problems with on-street parking. Supplying more parking on-site will help to free up room for visitors to park and use neighborhood parks.

Alex Padrnos of 811 Chippewa Street and with JCAP Campus Housing stated his company submitted a letter against increasing onsite multi-family parking. Adding parking stalls would increase costs to developers and will deter improvements to older housing stock. He stated a

two-hour parking pass tied to the license plate in Madison is a better alternative, plus a revenue maker for that city. It costs \$20 for a year. He thought a third party should independently study the issue to see if there is really a problem.

Andrea Gapko, 914 Second Avenue, stated she is a landlord and is in favor of one stall per bedroom. It depends on the situation but a minimum of one stall would help reduce on-street parking.

Mark Gideonsen, 520 Second Avenue, had concerns with overcrowding of on-street parking in older neighborhoods and was supportive of the multi-family changes.

David Mortimer, 304 Sixth Avenue, spoke in favor of the multi-family changes and thought it would help balance increases in housing density in older neighborhoods. He thought the two-hour suggestion will not work because, in his experience, renters he sees all have cars.

Mr. Radabaugh stated in St. Paul parking passes are allowed two blocks behind mixed use streets. This allows for customers to find parking and residents to have an on-street spot near their home if so needed.

Ms. Mitchell stated two-hour parking was eliminated in the Third Ward because people were trolling for stalls all day long. She pointed out a developer could provide a parking analysis to make their case. Crowded parking also interferes with safety, snow clearing and garbage collection. The change is modest and will make a difference especially in older neighborhoods.

Mr. Granlund emphasized proposed changes are city-wide and are not meant to target specific older neighborhoods alone.

Mr. Weld stated changes are fair and will help renewal of older areas while providing some flexibility. In some cases it does not mean larger parking lots but balancing housing density.

Ms. Mitchell moved to recommend approval of the zoning code amendment. Mr. Seymour seconded and the motion carried.

3. **FINAL PLAT (P-3-16) – Trillium Estates**

Mr. Tufte presented a request to approve a final plat in the Town of Washington, located on the north side of CTH II, east of Highway 93. The plat is consistent with the preliminary plat. It allows one lot per two acres per the agreement the City has with the town.

Applicant, Peter Gartmann with Real Land Surveying stated the plat was approved by the county and town. The Eau Claire County Highway Department is requiring them to lower the hill and speed limit for improved visibility near CTH II.

Mr. Radabaugh moved to recommend approval of the final plat. Mr. Granlund seconded and the motion carried.

4. **CERTIFIED SURVEY MAP (CSM-5-16) – Highway 37**

Mr. Tufte presented a request to approve a two lot CSM in the Town of Brunswick at property addressed W3450 STH 37. It is for a 11.14 acre lot split; one lot as 6.14 acres where the existing home would remain and the other lot as 5 acres. The project is within the urban sewer service area and the site is restricted to 10 acres per parcel, unless exception standards are met. There are other smaller lots nearby but city utilities are not. The Commission needs to determine if the proposal meets all exception standards.

Applicant, Arvid Jereczek with Real Land Surveying stated he is following the town's minimum 5 acre standard. The driveway would be positioned so there is not a need for an easement.

Peter Gartmann with Real Land Surveying stated the larger parcels to the north are gravel pits.

Mr. Pederson moved to approve the CSM. Ms. Ebert seconded and the motion carried.

5. **SITE PLAN (SP-1628) – Trend Stone Warehouse/Showroom, S. Hastings Way**

Mr. Tufte presented a request to approve a site plan for a warehouse and showroom at 2657 S. Hastings Way on a one acre lot. Proposed is a 10,800 square foot building with 2,300 square feet of retail. Nine parking stalls are required due to the number of employees. There are 17 stalls proposed. Outdoor display of stone slab merchandise is allowed but not storage of other materials or debris. The 34-foot wide curb cut needs to be approved by the Commission.

Applicant, Grady Wold with Trend Stone stated the site is on top of a small hill and so there is minimal chance for highway accidents hitting outdoor merchandise. Glitter reflection of product is also not a problem. An enclosed dumpster will be used for debris.

Mr. Larsen moved to approve the site plan subject to the conditions of the staff report. Mr. Radabaugh seconded and the motion carried.

6. **SITE PLAN (SP-1631) – Action City Expansion, 2402 Lorch Avenue**

Mr. Tufte presented a request to approve a site plan for Action City's 29,816 square foot expansion project. Lot lines need to be adjusted or a joint easement filed for parking. A new 35-foot wide curb cut is proposed for Lorch Avenue. Existing and additional new parking will be moved to the east. Much of the existing parking will be lost yet there is no specific code for some of the uses within Action City. Using the general provision of one (1) stall per 300 stalls means 285 stalls are needed. The applicant states in a letter they have never had problems with the parking lot being full. Staff agrees with their assessment and recommends the letter be accepted as the parking analysis, however they should provide expansion parking if the need arises.

Benny Andersen with Metropolis Resort stated there are no concerns with staff conditions. Florian Gardens asks them from time to time for parking permission for their events and generally they work with them to accommodate overflow parking.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Mr. Granlund seconded and the motion carried.

7. **LANDMARKS DESIGNATION** – For Comment

A. Milwaukee-Omaha Railroad Switching Tower

Mr. Ivory presented information on the railroad track switching tower, located currently in Carson Park. It is owned by a local railroad association and is requested to become a historic landmark. It was constructed in 1896 and was originally located southeast of UniRoyal. The Landmarks Commission will consider this and the below two requests at a future meeting.

B. Soo Line Bridge over the Eau Claire River

Mr. Ivory presented information on the bridge that was constructed in 1910. It has 5 spans and is about 442 feet long. It is now a pedestrian bridge. Its unique “S” curve was to allow trains to tightly cross the Eau Claire River and reach the depot on the south bank.

C. High Bridge over the Chippewa River

Mr. Ivory presented information on the high bridge which was converted in 2015 to a pedestrian bridge. Railroad use was discontinued in 1992 and in 2007 ownership was transitioned to the City. It was constructed in 1889 and has a span of 890 feet and is 80 feet above the Chippewa River. It is special because it is the only known bridge with a quad lattice-truss steel design. A local railroad historian states it is one of the most important bridges in the state of Wisconsin for its design and builder.

The Commission was in support of designating all three sites.

8. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

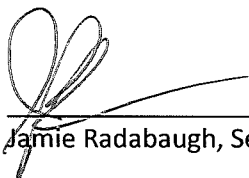
None.

C. Additions or Corrections to Minutes

None.

9. **MINUTES**

The minutes of the meeting of July 5, 2016 were approved.



Jamie Radabaugh, Secretary